

METES AND BOUNDS DESCRIPTION  
FOR A  
PORTION OF EAST MYRTLE STREET

An 0.198 of an acre, or 8,627 square feet more or less, tract of land being a portion of East Myrtle Street, a 50-foot public right-of-way dedicated in Volume 642, Page 323 in the Deed and Plat Records of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 0.198 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the southwest right-of-way line of said East Myrtle Street and the southeast line of East Elmira Street, a variable width public right-of-way, at the north corner of Lot 17, Block 10, New City Block 1004, The Grove IDZ recorded in Volume 20003, Page 1721 in the Plat Records of Bexar County, Texas;

THENCE: North  $18^{\circ}38'07''$  East, a distance of 50.27 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the northeast right-of-way line of said East Myrtle Street and the southeast right-of-way line of said East Elmira Street, at the west corner of the 1.602 acre tract described in Volume 14203, Page 1911 in the Official Public Records of Bexar County, Texas;

THENCE: South  $66^{\circ}01'16''$  East, with the northeast right-of-way line of said East Myrtle Street and the southwest line of said 1.602 acre tract, a distance of 171.30 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" on the west line of the San Antonio River, at the south corner of said 1.602 acre tract;

THENCE: South  $16^{\circ}01'39''$  West, with the east right-of-way line of said East Myrtle Street and the west line of said San Antonio River, a distance of 50.48 feet to a point on the southwest right-of-way line of said East Myrtle Street, at the east corner of the 173 square foot tract described in Document No. 20220130097 in said Official Public Records, from which a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" on the west line of said San Antonio River, at the east corner of said Lot 17 bears South  $15^{\circ}36'33''$  West, a distance of 1.99 feet;

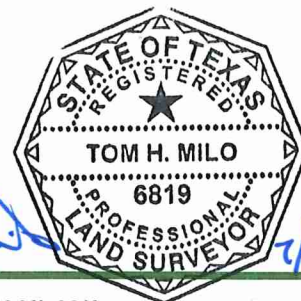
THENCE: North  $66^{\circ}02'22''$  West, with the southwest right-of-way line of said East Myrtle Street and the northeast line of said 173 square foot tract, at a distance of 87.84 feet passing a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", at the north corner of said 173 square foot tract and an angle corner of said Lot 17, continuing with the southwest right-of-way line of said East Myrtle Street and the northeast line of said Lot 17, a total distance of 173.60 feet to the POINT OF BEGINNING and containing 0.198 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 11503-56 by Pape-Dawson Engineers.

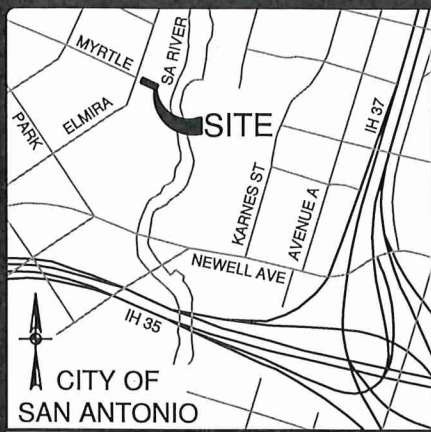
PREPARED BY: Pape-Dawson Engineers  
Texas Registered Survey Firm # 10028800

DATE: July 17, 2024

JOB NO. 11503-56

DOC. ID. N:\CIVIL\11503-56\Word\11503-56 FN 0.198 AC.docx





### LOCATION MAP

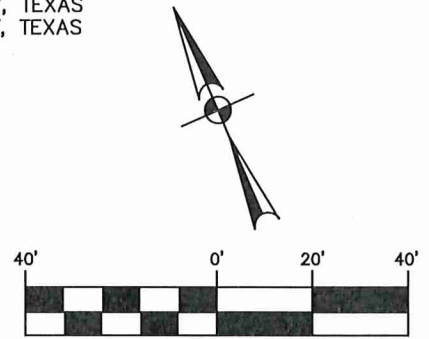
NOT-TO-SCALE

### LEGEND:

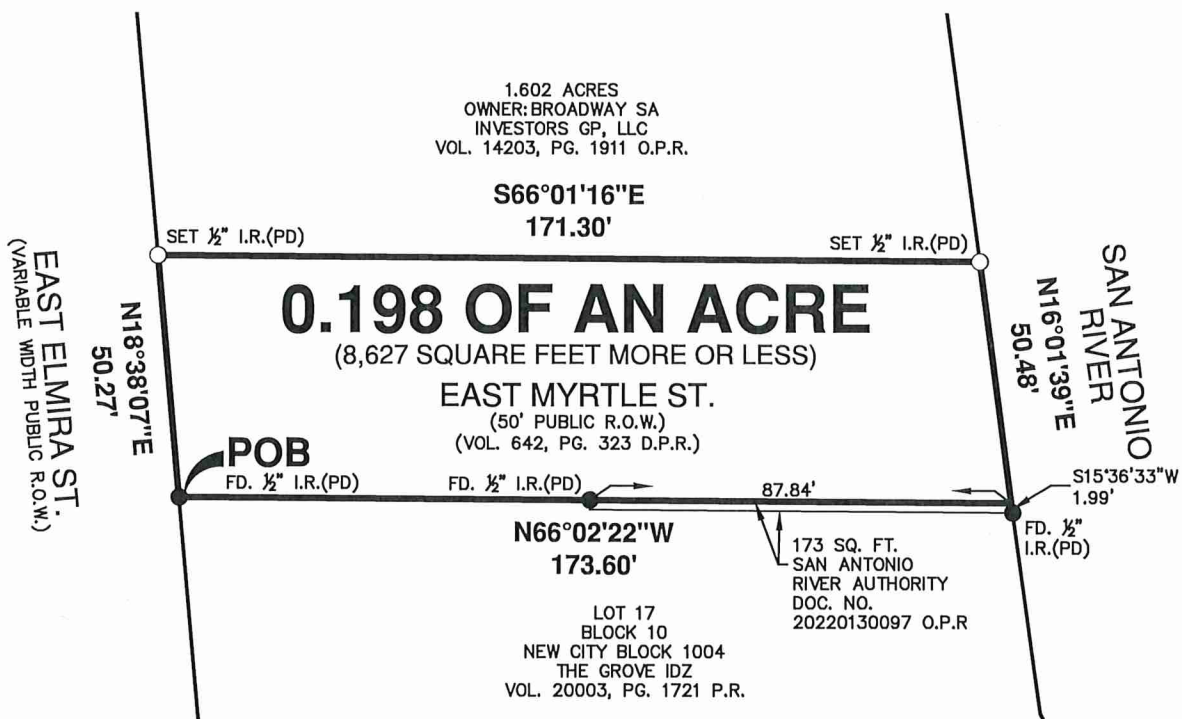
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  
FD FOUND  
POB POINT OF BEGINNING  
IR IRON ROD

### NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11503-56 BY PAPE-DAWSON ENGINEERS.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



SCALE: 1" = 40'



**PAPE-DAWSON ENGINEERS**

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JULY 17, 2024

SHEET 1 OF 1  
JOB No.:11503-56